



6200 NW 39th Expressway • Oklahoma City, OK 73008
Phone: (405) 787-5888

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Bid Proposal

Project: RFQ P26285-02

"Design-Build Courthouse 9th Floor"

Date: 8/13/2025

To: Oklahoma County Board of Commissioners



1. Firm Qualifications

- Orcutt Mechanical Contractors, Inc.; 6200 NW 39th Expy, Bethany, OK 73008 (405) 787-5888
- Having been in business for nearly 20 years, Orcutt Mechanical Contractors possesses the experience, expertise, and resources necessary to deliver high-quality installation of mechanical systems for commercial, industrial, and government projects. Over the years, we have enhanced our capabilities and successfully completed numerous large-scale commercial projects on time and within budget. Our services for new commercial construction encompass HVAC, domestic plumbing, medical gas, geothermal, variable refrigerant, chilled, and heated water systems. All specialized piping, including hydronic piping, is handled in-house by our team of specialized technicians who are trained in their respective fields. Headquartered in Oklahoma City, we have executed many design-build projects throughout the state. We conduct our operations with the utmost honesty and integrity, ensuring that every job is completed correctly, within budget, and on schedule. This commitment, paired with our use of quality materials and expert craftsmanship, has established us as a leading choice among design-build contractors for new commercial construction.
- Orcutt Mechanical Contractors, Inc. is pleased to submit this proposal in response to RFQ P26285-02, which solicits the design and construction of a new HVAC system for the 9th floor of the Oklahoma County Courthouse. Our firm understands the project to encompass the complete removal of the existing direct expansion HVAC system on the 9th floor, including all associated piping and utilities. In replacement, the scope requires the design and installation of a modern HVAC system that integrates with the building's existing utilities, such as the available chilled water infrastructure. A primary concern raised by the owner during the pre-bid meeting is the potential for water leaks that could impact the historic courtrooms on the 8th floor below, necessitating careful measures to mitigate this risk.

To effectively address the scope of work while minimizing operational disruptions, we propose installing the new HVAC system components on the unoccupied 10th floor. This strategic approach is intended to reduce the impact on the 9th floor offices, which will

remain in use for the majority of the project duration. To facilitate this, we plan to convert one of the large cells on the 10th floor into a dedicated mechanical room. This will involve installing a double door for access, removing existing cell bars, and clearing any residual items from the space to accommodate the new equipment.

The proposed system will feature a single large custom air handling unit (AHU) positioned in the newly created mechanical room on the 10th floor. This AHU will deliver cooling via high-pressure ductwork to approximately 32 variable air volume (VAV) boxes, strategically located on the 10th floor directly above the offices they serve. The AHU will connect to the existing chilled water supply available on the 9th and 10th floors. Additionally, a heated water loop will be established to support the VAV units across the 10th floor. By confining all piping, including condensate drains, to the 10th floor, we will significantly lower the risk of leaks affecting the 8th floor courtrooms.

Supply and return ducts from each VAV will penetrate the floor slab to reach the 9th floor, where diffusers and grilles will be installed in the respective office spaces. For the common areas on the 9th floor, we may repurpose the existing Carrier AHU on the 10th floor by rerouting ductwork to appropriate grille locations below. Provisions for outdoor air intake and relief air will be incorporated, with options including duct extensions to the roof level or the installation of louvers on the 10th floor; the final selection will be determined during the detailed design phase to ensure optimal performance and compliance with project requirements.

Initial projected budget for this design and installation is \$3,5045,000.00

Phase 1: Design (see attached for initial conceptual design plan sheet)

- Verify the available power for this project to ensure that the selected equipment will not impact other floors within the building.
- We intend to furnish 50% design drawings for owner review and approval of the preliminary concept. These will encompass structural, mechanical, electrical, and architectural elements. Upon approval, we will proceed to develop the complete 100% construction documents.
- Following completion of the 100% plans, we will initiate procurement of the HVAC equipment, with anticipated lead times of 12-15 weeks.

Phase 2: Demolition

- Install a new double door for access to the designated mechanical room and create duct chases through existing cell walls as required for the routing of supply, return, and relief air ducts.
- Properly dispose of all demolition-generated waste at an off-site location.
- Demolition activities exclude the removal of legacy stored materials on the 10th floor.

Phase 3: Construction

- Position the new air handling unit (AHU) in the mechanical room on the 10th floor and extend power and chilled water piping to the unit.
 - Install variable air volume (VAV) boxes in the areas above the 9th floor offices.
 - Establish the heated water loop and condensate piping, connecting both to existing services on the 10th floor.
 - Install supply, return, and outdoor air ductwork.
 - Integrate controls, thermostats, insulation, and electrical components.
 - Conduct system startup, testing and balancing (TAB), and owner training.
- Kopeak Engineering will be providing the design and will be the consultants for the mechanical, electrical, structural, and architectural services. Orcutt Mechanical Contractors will be providing the plumbing and mechanical scope of work, as well as design assistance and overall project management.

2. Experience Considerations:

- Related experience of similar type projects-
 - Garvin County Courthouse. This was a complete mechanical and plumbing remodel/change-out in an occupied, historical courthouse. Date of completion was in 2018.
 - OKC Wellness Center for Oklahoma Military Department. This was a mechanical and plumbing design-build with Flintco. Orcutt Mechanical was brought in as a team from presentation to construction. This project is ongoing and is in the finishing stages. Completion scheduled within the next 3 months.
 - UCO Old North. This was a complete mechanical and plumbing addition and remodel of a historic building with new air handlers and tie-on to the existing chilled water central plant system. This was completed in 2015 with WL McNatt.
- Orcutt Mechanical Contractors, Inc. employs a rigorous and collaborative approach to project budgeting and cost estimating to ensure accuracy, transparency, and value throughout the design-build process. For our in-house scopes of work, we conduct detailed internal cost assessments based on historical data, current material pricing, labor rates, and productivity metrics derived from our extensive experience in mechanical systems installation. This includes thorough evaluations of HVAC, plumbing, piping, and related components, incorporating contingencies for site-specific conditions and potential efficiencies identified during the design phase.

To address subcontracted elements, we partner with established, high-quality subcontractors with whom we have successfully collaborated on prior projects. We solicit competitive bids from these trusted partners, reviewing their proposals in detail for alignment with project specifications, timelines, and quality standards. Throughout the budgeting and estimating process, we maintain close coordination with the owner, design team, and other stakeholders to refine estimates, incorporate feedback, and explore value engineering opportunities that optimize costs without compromising performance or safety.

This methodical procedure has yielded consistent positive results across numerous projects, enabling us to deliver high-quality outcomes on time and within established budgets. For instance, our approach has supported the successful near completion of OKC Wellness Center for the Oklahoma Military Department, where proactive cost management and strong subcontractor relationships have minimized change orders and ensured fiscal accountability.

3. Team Organization and Resumes

- Orcutt Mechanical Contractors, Inc. has been operating in the State of Oklahoma for nearly 20 years, consistently delivering mechanical and plumbing projects on time and within budget, including numerous design-build initiatives. Our firm holds comprehensive licensing in key areas such as plumbing, mechanical systems, boilers, chillers, geothermal installations, variable refrigerant flow (VRF) systems, and sheet metal fabrication, among others. Headquartered in Bethany, Oklahoma, we prioritize projects in and around the Oklahoma City metropolitan area, leveraging our local presence to ensure responsive service, deep knowledge of regional regulations, and strong relationships with stakeholders throughout the state.
- Resumes specific to this project is as follows-
 - Chris Orcutt, President (Project Manager Assistance for this project)
 - Owner of Orcutt Mechanical for 19 years,
 - plumbing/pipefitting/mechanical experience for 30 years.
 - Plumbing & Mechanical Unlimited License #74829
 - Boiler License #2107
 - Matt Weber, Director of Estimating (Project Design Assistance for this project)
 - Estimating for Orcutt Mechanical for 17 years
 - Plumbing/pipefitting/mechanical experience for 26 years
 - Plumbing & Mechanical Journeyman License #090166
 - Israel Borrero, HVAC Project Manager (Lead for this project)
 - Project Manager for Orcutt Mechanical for 1 year
 - Operations Director for Burnett Construction for 2 years
 - Director of HVAC Operations for TNT Mechanical for 1 year
 - Sr. Project Manager for Christian Bros Mechanical for 6 years
 - Matt Orcutt, Plumbing Project Manager (Project Management Assistance for this project)
 - Project Manager for Orcutt Mechanical for 19 years
 - Plumbing/pipefitting experience for 27 years
 - Plumbing License #75961
 - Medical Gas Cert #E18A032
 - Mike Hamilton, Foreman/Superintendent (Foreman for this project)
 - Foreman for Orcutt Mechanical for 8 years
 - Plumbing/pipefitting experience for 16 years
 - Plumbing & Mechanical License #00186581

Mechanical Engineer – Kopeak Engineering, Korey Wheeler

Korey Wheeler is the owner of Kopeak Engineering. He has been deeply involved in many aspects of the AECO industry with 10 years of experience as a mechanical engineer in various project roles such as lead engineer, project manager, energy consultant, facilities engineer, business owner, and mentor. Korey has led the engineering design for projects across most markets in 10 states, including work in Aviation, Manufacturing, Industrial Processes, Office/ Commercial, Federal Research, Higher Education Laboratories, Historic Preservation, Tribal Facilities, and Medical Facilities.

Korey is currently pursuing a Master's in Construction Management, currently holds PE licensure in 5 states, is LEED AP Operations + Maintenance accredited, and is an Adjunct Engineering instructor teaching MEP Systems at Oklahoma Christian University.

Kopeak is a 100% Native American owned business.

A selection of recent local projects designed by Kopeak Engineering includes:

- American Fidelity – Headquarters Green Globes Certification – Oklahoma City, OK
- American Glass, Inc – Corporate Headquarters – Midwest City, OK
- Citizen Potawatomi Nation – Championship Softball Stadium – Shawnee, OK
- Citizen Potawatomi Nation – Dental Clinic – Shawnee, OK
- North Church – Expansion and Renovation – Oklahoma City, OK
- Meriton / EEI – Office Renovations – Oklahoma City, OK

Architect – Roam Studio, Matt Weber & Anh Weber

ROAM Studio is led by Owner Matt Weber, Principal Architect, and Partner Anh Weber, Interior Design + Marketing. Our studio was created in 2020 during a pivotal time in our careers, when we were searching for more opportunity to develop as professionals and contribute to our community. ROAM might be small, but we love AND can handle big challenges that involve new construction, renovations, and remodels of any type. We have the expertise of a large firm with the personal care of a boutique studio.

Combined we have 40+ years of architecture and interior design experience that covers a broad spectrum of project types. In our careers we have worked on commercial, non-profit, hospitality, civic, aviation, healthcare, educational, industrial, residential, master planning, and conceptual projects. Our cumulative experience has given us the ability to be adaptable and creatively versatile when navigating through diverse projects, budget constraints, and client goals.

A selection of local projects completed by ROAM:

- American Glass, Inc – Corporate Headquarters – Midwest City, OK
- Care+ Pediatrics Urgent Cares, 3 locations - Oklahoma City, OK
- Focal Pointe – Office and Shop – Oklahoma City, OK
- Frontline Church – As-Built Documentation, 3D Modeling – Shawnee, OK

Electrical Engineer – Rich Engineering, Chris Rich

Chris Rich has been a professional engineer since 2019. In 2024 he started Rich Engineering, PLLC. He has experience in federal, aviation, municipality, and office market sectors. He has been practicing engineering for over eight years. His communication and willingness to jump in set him apart.

Two notable recent jobs worked on were:

- North Church Expansion and renovation project. A large 76,400 sqft remodel and expansion involving multiple phases and significant coordination with stakeholders.
- Roosevelt/ Lawton Community Resource building. A major renovation to an existing building offering living spaces, offices, and mixed use spaces to a rehabilitation initiative.

Structural Engineer – CDC Engineering, Corey Casey

CDC Engineering is a consulting firm that provides professional structural engineering services to Colorado, New Mexico, Oklahoma, Texas, and Wyoming. They provide design, investigative, and construction services for commercial and residential structures. Their design services cover the full planning and building life cycle from conceptual and schematic design, to construction documents, and finally through to construction services and administration. They provide construction drawings, specifications, calculations, and reports needed for approval of building departments and officials. Their investigative and modification services include failure assessments and reports, feasibility studies, and repair solutions.

Corey Casey (Founder) has experience in the design and investigation of a variety of commercial and residential structures including high rise, healthcare, sports and entertainment, institutional, multi-family, and educational facilities. Having worked on some of the largest and iconic commercial structural design projects in the country, which include a Texas Advanced Technology Facility.

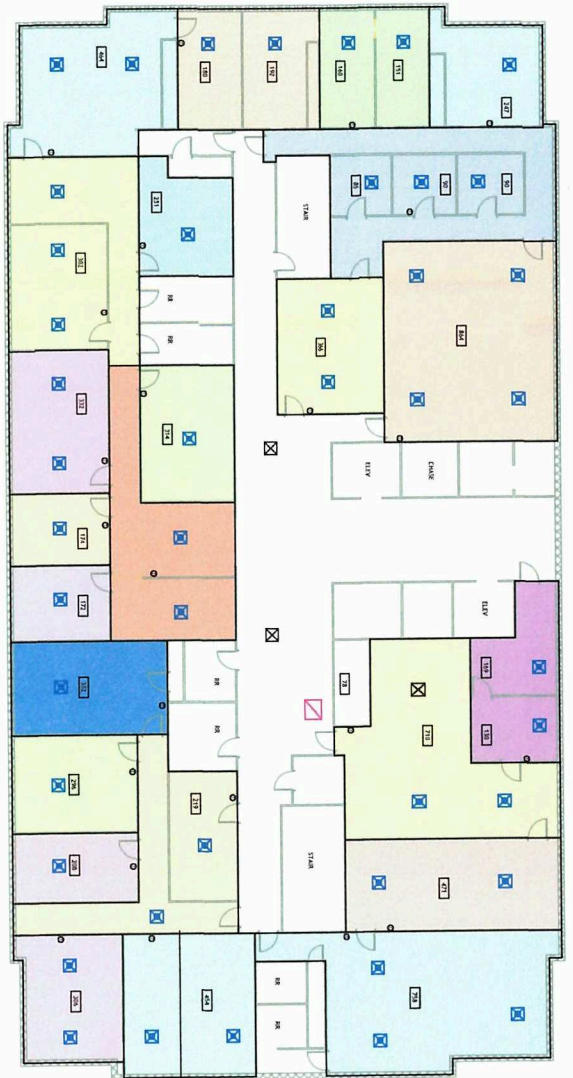
4. Ability to Perform Work

- Orcutt Mechanical Contractors, Inc. possesses the necessary staffing capacity and expertise to effectively manage and execute this project if awarded. Our firm maintains a robust workforce of skilled professionals, with current projects nearing completion, allowing for strategic allocation of personnel to meet the demands of new initiatives. We are actively engaged in bidding additional projects and ensure that our manpower planning aligns with project timelines and requirements. Our selected subcontractors and project team members share our commitment to excellence and will be fully dedicated to the successful delivery of this project.
- Current projects under contract are as follows (not a comprehensive list, but these are the most significant ones):
 - Newcastle HS
 - Contract \$7,122,857.00
 - Currently 70% Complete
 - OKC Wellness OMD
 - Contract \$2,567,000.00
 - Currently 96% Complete
 - OKC New Elementary School
 - Contract \$4,941,274.00
 - Currently 78% Complete
 - State Fairgrounds Promenade of Champions
 - Contract \$4,000,000.00
 - Currently 7% Complete
 - Will Rogers & Sequoyah
 - Contract \$5,893,700.00
 - Currently 0% Complete
 - FAA CAMI WiWaves
 - Contract \$5,195,396.00
 - Currently 98% Complete

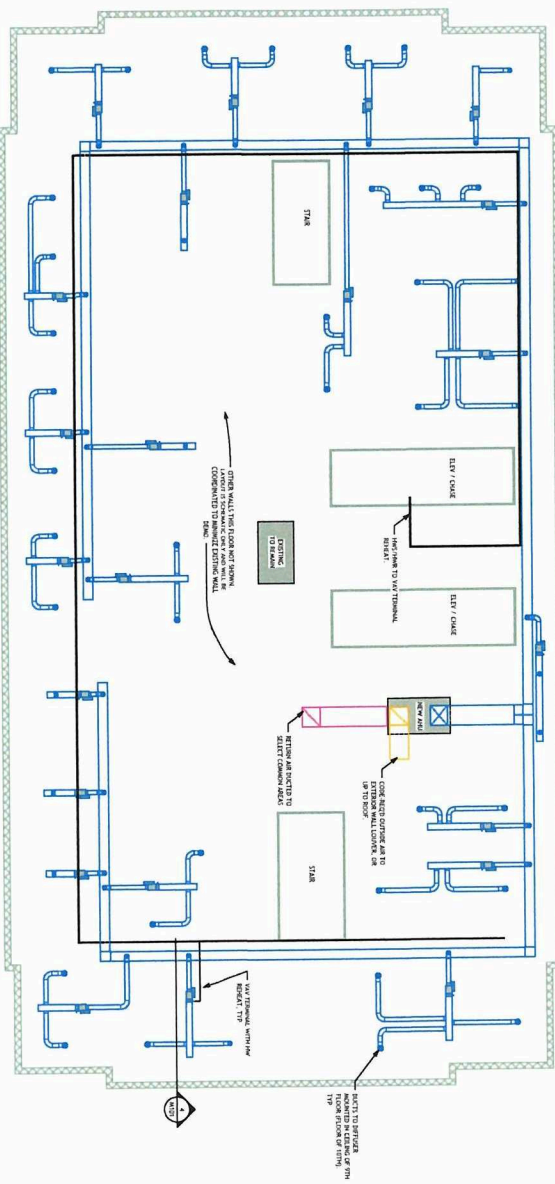
Orcutt Mechanical currently has no work with Oklahoma County.

References:

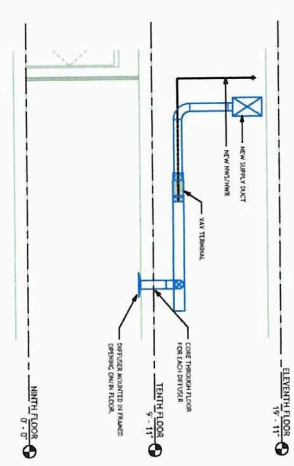
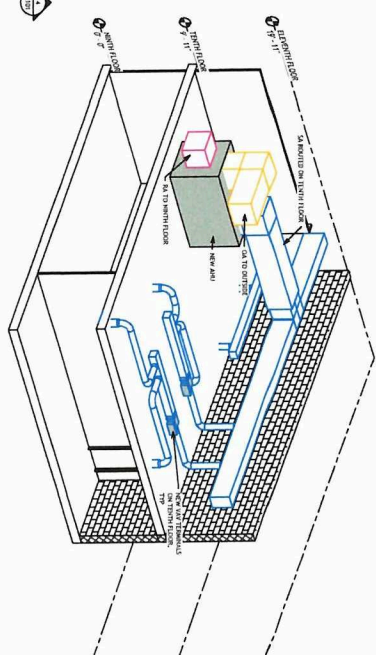
- References for Orcutt Mechanical Contractors are as follows-
 - Cory Rackley, Construction Director for Flintco
 - Email: crackley@flintco.com Phone: (405) 520-0059
 - Shane VanOosten, Vice President for Lippert Bros
 - Email: svanoosten@lippertbros.com Phone: (405) 550-0593
 - Josh Musgraves, Director of Operations for Timberlake Construction
 - Email: jmusgrave@timberlakeconstruction.com Phone: (405) 535-9672



① NINTH FLOOR HVAC / ZONING PLAN
1/8" = 1'-0"



② TENTH FLOOR HVAC PLAN
1/8" = 1'-0"



③ TYPICAL SECTION
1/4" = 1'-0"

SCHEMATIC DRAWINGS



ORCU
OFFICE OF RECORDS
CITY OF CHICAGO
100 N. LAKE ST. 10TH FLOOR
CHICAGO, IL 60602
TEL: 312.321.2200
WWW.ORCU.CITYOFCHICAGO.IL.GOV

REVISIONS

NO.	DATE	DESCRIPTION
1	08/07/2023	ISSUED FOR PERMIT

13 08/07/2023

M101



KOPEAK
ENGINEERING

100 N. LAKE ST. 10TH FLOOR
CHICAGO, IL 60602
TEL: 312.321.2200
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OKLAHOMA COUNTY PURCHASING
CONFLICT OF INTEREST FORM

Date: August 27th, 2025

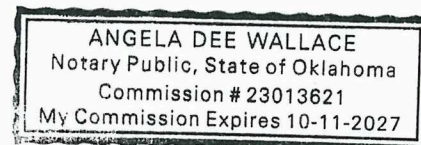
Bid/RFP #: P26285-02

Description: Design-Build Courthouse 9th Floor HVAC

I certify that neither I, nor my immediate family, to the best of my knowledge, possesses any financial interest whatsoever with any employee, officer, or agent of Oklahoma County which is in any way involved in this solicitation. Should any employee, officer, or agent of Oklahoma County in which I or my immediate family have a financial interest, receive quotes or proposals, I will reveal immediately such interest to the Director of Purchasing. Further, I acknowledge my obligation to disclose in like manner any friendships; family or social relationships; past, present, or planned employment relationships, or any other type of relationship, such as housing or transportation arrangements, which might be perceived as compromising the independent judgment in connection with this solicitation.

Date: 9-23-25 Signature: [Signature]

Name and Title: Matt Weber Director of Estimating





OKLAHOMA COUNTY
NON COLLUSION AFFIDAVIT FORM
REQUIRED FOR COMPETITIVE BID

Date: August 27, 2025

Bid/RFQ #: P26285-02

Description: Design-Build Courthouse 9th Floor HVAC

I, the undersigned of lawful age, being first duly sworn on oath say that he (she) is the agent authorized by the bidder to submit the attached bid. Affiant further states that the bidder has not been a party to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding; or with any County Official or employee as to quantity, quality or price in the prospective contract or any other terms of said prospective contract; or in any discussions between bidders and any County Official concerning exchange of money or thing of value for special consideration in the letting of a contract; that the bidder/vendor has not paid, given or donated or agreed to pay, give or donate to any officer or employee of Oklahoma County (or other entity) any money or other thing of value, either directly or indirectly in the procuring of the award of a contract pursuant to this bid.

No person, firm or corporation who is convicted of or pleads guilty to a felony involving fraud, bribery, and corruption or sales to the State or to any of its political subdivisions may make sale of real or personal property to Oklahoma County.

Affiant further states that full payment shall be made of all indebtedness incurred by such vendor or his subcontractor who performs work in performance of any contract using labor, and or materials or repairs to and parts for equipment used and consumed in performance of a contract with Oklahoma County. False execution of this affidavit shall constitute perjury and is punishable as provided by law.

Bidder's Name and Title (Type or Print): Matthew Weber Director of Estimating

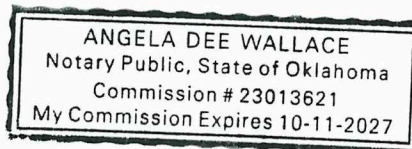
Bidder's Signature: [Signature] Date: 9-23-25

NOTARY PUBLIC (CLERK)

Subscribed and sworn before me this 23rd day of September, 20 25.

My Commission Expires 10/11/27 My Commission No. is 23013621

Based on S.A.&I. Form 1-4001 (2002)





Based on S.A&I. Form 1-4001 (2005)
Revised form for Oklahoma County approved by S.A&I. August 19, 2002

AFFIDAVIT FOR CONTRACTS AND PAYMENTS

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

The Undersigned (Architect, Contractor, Supplier or Engineer), of lawful age, being first duly sworn, on oath states that this contract is true and correct, and that the Affiant is the Estimator (title) for Orcutt Mechanical (name of vendor), and that the affiant is authorized by the Vendor to sign this Affidavit and thereby bind both the Affiant and the Vendor.

Affiant further states that the (work, services or materials) will be (completed or supplied) in accordance with the plans, specifications, orders or requests furnished the Affiant. Affiant further states that (s)he has made no payment directly or indirectly to any elected official, officer or employee of the State of Oklahoma, any county or local subdivision of the state, of money or any other thing of value to obtain or procure the contract or purchase order.

That the Affiant understands and agrees that the Affiant, by signing this Affidavit under oath, hereby represents and warrants that the Vendor is in compliance with Resolution No. 279-99 adopted by the Board of County Commissioners of Oklahoma County [(the "Board")] on 10-4-99, which provides that no officer or employee of Oklahoma County, whether hired, elected or appointed, shall be interested, directly or indirectly, in any contract for services, work materials, supplies or equipment, or the profits thereof, or in any purchase made for or sales made by, to or with Oklahoma County, AND ALL SUCH CONTRACTS IN VIOLATION OF SUCH RESOLUTION SHALL BE ABSOLUTELY VOID; provided, however, the following shall not be in violation of such resolution: (a) contracts entered into by the Board with publicly held corporations; or (b) contracts entered into by the Board that arise from settlements or arrangements of claims or lawsuits brought by or against Oklahoma County that are being prosecuted or defended by the office of the District Attorney; (c) the depositing of funds or contracts for the depositing of funds in a bank or other depository; or (d) contracts entered into by the Board with an individual or organization that is the only reasonably available source for the work, services, or materials sought by the Board.

Orcutt Mechanical Contractors

Business name of Vendor, Architect, Supplier or Engineer

By [Signature]

Printed Name of Affiant: Matthew Weber

Individually and on behalf of the Vendor

NOTARY PUBLIC (or CLERK or JUDGE)

Angela Wallace

Subscribed and sworn before me this 23rd day of September, 20 25

My Commission Expires 10/11/27 My Commission No. is 23013621

ANGELA DEE WALLACE
Notary Public, State of Oklahoma
Commission # 23013621
My Commission Expires 10-11-2027

Note: 62 OKL.ST.ANN. §§ 310.9 (B), authorizes counties executing more than one contract, exceeding \$25,000.00 during the fiscal year, with an Architect, Vendor, Engineer or Supplier of Construction Materials to accept one affidavit applying to all work, services, or materials completed or supplied under the terms of awarded contracts, or which are needed on a continual basis; such affidavit to be in lieu of all individual affidavits for each invoice submitted in relation to such contract